

CITY OF MESA
MINUTES OF THE
HISTORIC PRESERVATION COMMITTEE

DATE: January 9, 2003 **TIME:** 6:00 p.m.

MEMBERS PRESENT

Chair Victor Linoff
Vince Anderson
Pat Mendivil
Lori Osiecki
Ron Peters
Tracy Wright Wagner

STAFF PRESENT

Greg Marek
Kathy Guthmiller
Sandra Apsey
Jerry Howard

OTHERS PRESENT

Angelica Docog
Bruce Levin
Chris Miller
Anna Uremovich

MEMBERS ABSENT

David Dean

1. Call to Order

The January 9, 2003 Regular Meeting of the Historic Preservation Committee was called to order at 6:03 p.m.

2. Consider Minutes of December 12, 2002 Regular Meeting

It was moved by Vince Anderson, seconded by Pat Mendivil, to RECOMMEND APPROVAL OF the December 12, 2002 Minutes, as amended.

**Vote: 5 in favor
 0 opposed**

3. Items from Citizens Present (no action to be taken)

No items from citizens present.

(Committee member Ron Peters arrived at 6:05 p.m.)

4. **Discuss and Consider Revising the List of Permitted Uses Allowed in a Level 1 Historic Structure with a Special Use Permit (continued from December 12th Meeting)**

Mr. Marek noted that this item came up for discussion resulting from a Downtown Development Committee meeting where Mesa Violin Studios was inquiring about permitted uses of the Pomeroy house and Mitten house.

Mr. Marek referred to the *Guidelines for Office Uses in Designated Level 1 Historic Structures* and the pertinent Zoning Ordinance sections that were distributed to HPC members.

Mr. Marek stated that there weren't many Level 1 Historic Structures left, but professional and general office uses would be allowed as stipulated by the Zoning Ordinance.

Chair Linoff asked how many Level 1 Historic Structures were left, and inquired about their general location.

Mr. Marek noted that only about 11 properties were identified by the Linda Laird survey.

Ms. Osiecki added that she believed the 11 properties were within the residential areas of the West 2nd Street and Wilbur Historic Districts.

Ms. Osiecki provided the Committee with some background information, stating that the 1984 survey was conducted so the City of Mesa could determine which buildings were able to carry historic designation on their own merit. Ms. Osiecki said that the Level 1 historic designation was the City's attempt to stimulate activity in residential areas. The properties identified were to be saved in cases of new construction or demolition. Ms. Osiecki noted that no one applied for the Special Use Permit; in fact, in the West 2nd Street Historic District, the only investments made were by people who intended to live in the district. In 1995, Ms. Osiecki continued, neighborhood residents went before the City Council to clarify this particular ordinance (11-8-3) and state their desire of putting a freeze on Level 1 Historic Structure designation in order to keep a residential atmosphere.

Ms. Osiecki stated that the neighborhoods helped define the guidelines and permitted uses in residential areas for the few properties holding the Level 1 Historic Structure status.

Ms. Osiecki said that from her experience, expanding the use of Level 1 Historic Properties and increasing the number of properties eligible to apply for a Special Use Permit would not be acceptable to residents of the West 2nd Street Historic District.

Ms. Osiecki suggested in the case of Mesa Violin Studios that they would have to go through a re-zoning process.

Mr. Marek stated that Ms. Osiecki's position echoed that of staff's. Mr. Marek said that removing the Level 1 designation and having the ability to apply for a Special Use Permit could seriously compromise the residential integrity of the neighborhoods. Mr. Marek added that staff recommends leaving the Zoning Ordinance the way it is and not expanding the uses of a Level 1 Historic Structure.

Mr. Marek noted that the western part of the Robson Historic District has commercial zoning, and there is discussion about a possible "Caitlin Court"-type zoning district (referring to the district in Glendale where several property owners got together and wanted to change from a struggling residential area to retail).

Chair Linoff asked if the Mitten and Pomeroy houses are Level 1 Historic Structures.

Mr. Marek said that the Mitten house was identified as a Level 1 Historic Structure; that's why Mr. John Giles is able to use it as an office with a Special Use Permit. Mr. Marek added that the Pomeroy house is not a Level 1 Historic Structure, but it has been placed in a commercial zoning area in the Robson Historic District.

Chair Linoff asked if Mesa Violin Studios had gotten the Mitten house, would they have been able to apply for a change of use beyond what the Level 1 Historic Structure designation allows.

Mr. Marek stated that they would have had to apply for a rezoning to TCB-1, which would have been surrounded by residential uses. Mr. Marek noted that Mesa Violin Studios was informed that staff would not support this spot rezoning for the Mitten house.

Ms. Tracy Wright Wagner inquired if all contributing properties were defined as Level 1 Historic Structures.

Mr. Marek clarified that only those properties identified in the 1984 Linda Laird study are classified as Level 1 Historic Structures.

Mr. Peters asked if he needed to abstain from discussion and voting on this item because of a conflict of interest due to his involvement with the Mitten house.

Mr. Marek stated that since it was the Zoning Ordinance being discussed, there wasn't a conflict of interest. Also, the City Council has already made their decision regarding the Mitten and Pomeroy houses.

Ms. Chris Miller of the Wilbur Historic District addressed the Committee regarding the potential change in the Zoning Ordinance.

Ms. Miller stated that she agreed with Ms. Osiecki and Mr. Marek. Ms. Miller reemphasized that the purpose of the Level 1 Historic Structure designation was to stimulate activity, and noted that substantial changes have occurred in both commercial and residential areas. Ms. Miller said that currently there are relatively clearly defined residential areas with only modest intrusion, and stated that she felt encouraging additional commercial uses in the neighborhoods would be unnecessary.

Ms. Miller referred to the Downtown Concept Plan and the three-legged stool analogy, noting that the first supporting "leg" for supporting commercial redevelopment is identified as residential development. Ms. Miller said she felt that it would be better to maintain the current uses, build in commercial areas, and use other tools to stimulate improvement in residential areas.

It was moved by Lori Osiecki, seconded by Ron Peters, to recommend to the Downtown Development Committee that no changes be made to the Zoning Ordinance (Section 11-8-3) or the *Guidelines for Office Uses In Designated Level 1 Historic Structures*.

**Vote: 6 in favor
0 opposed**

5. Discuss 2003 Annual Historic Preservation Awards Program

HPC members considered specific points and suggestions for the Awards Program that were discussed at the April 2002 Historic Preservation Committee meeting, as follows:

- Refer by "A, B, C" instead of by names when discussing nominees at HPC meeting.
Committee members agreed to do this to keep the names of potential award recipients discreet until finalized.

- More than pictures required for an application; include narrative.
Committee members agreed that a narrative is required as stipulated on the nomination form; also, it is O.K. to request additional materials from applicant if application is incomplete or if more information is desired.
- Maybe choose only one nominee per category (maybe better to leave to discretion of HPC); and determine total number of awards to be given out.
HPC members noted that the maximum number of awards ever given out was 5, and decided that the number of total awards (although trying to limit to 5) and number of awards per category would be left to the discretion of the Historic Preservation Committee.
- Make application more user friendly/easier – place to put check marks (e.g. can select what category of eligibility person falls under, and category).
Committee members will provide any additional comments/suggestions to staff, and changes will be made to the application form.
- Release information to other committees (e.g. museum) and the community in general, giving them enough time to think about possible nominees - would like more choices of nominees. Maybe earlier press releases. Publicize/profile past winners (e.g. “City Beat” episode) in the off-season. HPC members could also network by giving presentations to social service organizations and providing information about the Awards Program.
Ms. Osiecki suggested sending out a notice/information to each Historic District’s neighborhood representative. Mr. Peters commented that a list of past recipients could be included with the application forms so someone doesn’t get nominated for the same thing again. Committee members felt that, overall, publicity/coverage was good.
- Would like to receive nominations from outside of the HPC.
Committee members wish to encourage community involvement.
- Under “Selection Matrix,” some of the criteria are related to restoration issues and others seem related more to education and activism (e.g. how does leadership fit in with restoration, how does aesthetics apply to education or activism). Maybe make criteria easier to apply to the various categories. For example, could combine aesthetics/impact so could be more applicable to different categories. (“Performance” and “Impact” were not included on the selection matrix.)
Staff will make revisions to this form. Ms. Osiecki volunteered to assist staff in reformatting/revising the application and selection matrix forms. Mr. Anderson suggested ranking the nominees for “Quality” and leaving

out the other three categories of “Leadership,” “Innovation,” and “Aesthetics,” which could all be considered components of “Quality.” Ms. Osiecki added that “Impact” could be the sole criterion for which the nominees are ranked.

- Maybe add page to application packet delineating guidelines (e.g.: how many awards can be awarded; awards in multiple categories acceptable; not necessary to give awards for each category).
HPC members agreed that guidelines could be added to the application packet.
- Develop guidelines regarding repeating award winners. Should Board members and staff be ineligible to receive awards?
Committee members agreed that there could be repeat award winners as long as they were receiving an award for a different project. It was also decided that staff members and serving Committee members should be ineligible to receive awards.

Mr. Peters said that he feels the application form provides the person making the nomination a good deal of latitude when identifying categories for nomination.

Committee members noted that nominees for an award could be re-nominated in a following year if they weren't already selected as an award recipient.

HPC members discussed places where the applications could be made available.

The possibility of generating an e-mail distribution list for the application packets was suggested.

Ms. Chris Miller informed the Committee that she has been working on an educational component as part of the Rehab Funding Program; the educational component has been designed separately (apart from the Rehab Funding Program) to be able to maintain a life of its own. Ms. Miller added that it's based on the workshops currently taking place in Phoenix. Ms. Miller stated she has a few banks that are interested in funding the program, and the hope is to have it ready to kick-off during the same week as the Historic Preservation Awards.

Ms. Miller suggested finding out what times Phoenix would be holding their events during Historic Preservation Week and trying to coordinate times so Mesa wouldn't be competing; more people could potentially be drawn from the Phoenix events.

Chair Linoff asked that Ms. Miller put together an outline of her ideas.

Ms. Miller said she would provide HPC members with copies of the proposal she submits to the funders.

6. Director's Report

Mr. Marek informed Committee members about the presentation on Historic Preservation given to City Council by Chair Linoff.

Mr. Marek relayed that the Mayor asked the Historic Preservation Committee to closely evaluate applications for local zoning overlays before they get sent to the Council level.

Chair Linoff thanked Mr. Tony Felice for putting together the Power Point presentation and noted that it was a great opportunity to generate awareness of Historic Preservation issues.

Mr. Marek told Committee members that Councilmember Janie Thom provided a list of 6 properties that she felt warranted research to determine if they are historically significant.

Ms. Pat Mendivil noted that a friend of hers owns one of the properties that Councilmember Thom referred to (at Center Street and Lehi Road), but Ms. Mendivil found out that the house has undergone too much renovation to be eligible for historic listing.

In reference to the Power Point slide presentation, Mr. Peters recommended including historic properties that have been lost.

Mr. Marek stated that if any Committee member wished to give a Power Point presentation, staff could provide them with a copy.

Mr. Marek informed Committee members that the City Council selected John Giles for the Mitten house and Mesa Violin Studios for the Pomeroy house.

Mr. Marek told the Committee that staff would be holding another Rehabilitation Code meeting on January 17th, and it will also be discussed at the next General Development Committee meeting.

Mr. Marek said that he and Mr. Felice met with the State Historic Preservation Office (SHPO) regarding the grant request to undertake the post World War II study (utilizing GIS and the County Assessor's records) that was discussed at prior HPC meetings. The study is estimated to cost \$25,000; SHPO will pay \$10,000, which leaves \$15,000 for the Historic Preservation Office to pay. Mr. Marek noted that this context study is the first step of a phased project.

Mr. Marek said SHPO informed staff that the Historic Sites Review Committee wants to meet in Mesa for their February meeting. Mr. Marek noted that the Historic Preservation Office would host this meeting, possibly at the Irving School, and provide a tour of some of the historic districts. Staff will inform HPC members of details when confirmed.

Mr. Marek noted that the Mesa Grande tour would need to be rescheduled; a possible date would be on February 14th, 2003 (the same day as the next HPC meeting).

Mr. Marek asked Mr. Jerry Howard if he had any archeological issues to bring up to the Committee.

Mr. Howard told Committee members that the Pecos Road project is moving forward; a report on the testing should be completed by the end of February.

Mr. Marek noted that communication regarding archeological issues has improved between the various departments.

Committee members discussed their annual retreat and set a date of February 22, 2003 from 10 a.m. until 2 p.m. Ron Peters will see if the EVIT barn is available. Tracy Wright Wagner offered the Mesa Historical Museum as a site.

Mr. Marek asked for an update from Ms. Sandra Apsey of the Mesa Room.

Ms. Apsey informed the Committee that she has been working on the Oral History Program; currently, 120 interviews have been completed, 12 of which have been placed in the library catalog. The Mesa Room is also in the process of getting archival records into the library catalog.

Ms. Apsey introduced Anna Uremovich, who was named the head of the Mesa Room.

Ms. Apsey reminded HPC members that they are welcome to help with the interviews for the Oral History Program.

7. Update Regarding Mesa Historical Museum from Tracy Wright Wagner

Ms. Tracy Wright Wagner updated Committee members about the upcoming Historic Home and Garden Tour on January 18th, and passed around a rough draft of the program, noting the inset map. She told the Committee that the community support has been great and the attendance outlook is good. Ms. Wright Wagner asked the Committee if there were any suggestions or comments.

Chair Linoff suggested trying to get a television station to do a story on the event, or possibly hold a remote at one of the sites.

Ms. Pat Mendivil noted that several years ago Channel 10 featured a story on Shirley and Bob Peterson's garden.

Mr. Anderson said that the map in the program was a great idea. Mr. Anderson recommended showing where the detailed area was in location to the freeway for people unfamiliar with the area.

Chair Linoff asked if the signage would be clear and coincide with the numbers on the program.

Ms. Wright Wagner said they were planning to have more detailed signs this year.

Mr. Ron Peters suggested the possibility (for future tours) of having a simple floor plan available for each house.

Ms. Wright Wagner informed Committee members that the next "Agriculture in Arizona" lecture series would be January 16th.

8. Committee Member Comments and Questions and Future Agenda Items

Chair Linoff brought up the Historic Preservation logo idea, which had been discussed in past HPC meetings and asked about the status.

Mr. Marek reminded Committee members that they reviewed possible logos created by an in-house volunteer, but weren't able to decide on one. Funds are not available to hire someone to undertake a logo design.

Mr. Peters said he would be willing to work with Mr. David Dean on a possible logo.

9. Adjournment

7:35 p.m.

Respectfully submitted,

Gregory J. Marek, Historic Preservation Officer
Minutes prepared by Kathy Guthmiller